

FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2016 FEB 29 04:44:05 PM
 BK: 7882 PG: 69-70
 DEED
 FEE: \$26.00
 EXCISE TAX: \$800.00
 INSTRUMENT # 2016006040
 SMMARSH



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$800.00**

Recording Time, Book and Page:

Tax Map No. **199552**Parcel Identifier No: **0832-19-41-7918**Mail after recording to: **Grantee: 5123 Oakbrook Drive, Durham, NC 27713**This instrument was prepared by: **William W. Browning, Atty (16-045)**THIS DEED made this 23rd day of February, 2016 by and between

GRANTOR

Durham-McGuire, LLC**Mailing Address: 1615 Clare Avenue West Palm Beach FL 33401**

GRANTEE

Jon Byron Morris Married**Property Address: 712 E. Markham Ave., Durham, NC 27701****Mailing Address: 5123 Oakbrook Drive Durham NC 27713**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

LYING on the southern side of East Markham Avenue and being all of that tract containing 1.80 acres of the PROPERTY OF MARTIN EARL MCGUIRE HEIRS as per plat and survey thereof now on file in Plat Book 160 at Page 389 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

This property has street address 712 E. Markham Ave. PIN 0832-19-41-7918

This is notification that solid waste has been disposed on this property. See Closure Notice Recorded at Book 1689, Page 114 - Questions concerning this matter may be directed to the North Carolina Department of Environment, Health and Natural Resources, Division of Solid Waste Management, Solid Waste Section, P.O. Box 27687, Raleigh, NC 27611-7687.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5663, Page 495, Durham County Registry.

A map showing the above described property is recorded in Plat Book 160 , Page 389 , and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **No**

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Durham-McGuire, LLC

(SEAL)

By:

M.E. MURPHY

(SEAL)

Title:

MANAGER

By:

(SEAL)

Title:

(SEAL)

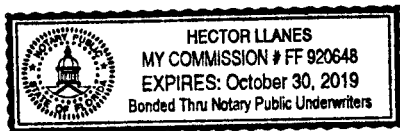
~~FLORIDA~~ FLORIDA PALM BEACH COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: MARTIN E. MURPHY . Witness my hand and official stamp or seal, this the 26TH day of FEBRUARY , 2016

My Commission Expires: _____

Hector Llanes
Notary Public

Print Notary Name: HECTOR LLANES



~~NORTH CAROLINA~~ _____ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____ . Witness my hand and official stamp or seal, this the _____ day of _____ , _____

My Commission Expires: _____

Notary Public

Print Notary Name: _____